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Semiconductors & Advanced Electronics

Twenty platforms with cleanroom-ready shells, ultrapure utilities and vibration-isolated foundations

ERISHA SMART MANUFACTURING HUB

RAKEZ Al Ghail Industrial Zone, Ras Al Khaimah, United Arab Emirates

Master developer: Rana Exim FZ-LLC — master-developer vehicle of Rana Holdings Limited (ADGM)

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Twenty industry platforms are reserved for semiconductor packaging and test, printed circuit assembly, power electronics, sensors and display technologies, supported by shells built to receive cleanrooms rather than to be retrofitted for them.

Electronics manufacturing fails in ordinary industrial buildings for structural reasons: slabs that transmit vibration, roofs that cannot carry air handling loads, power that dips, and water that is not pure enough. The cluster addresses each of these at shell stage, so tenant capital is spent on process equipment rather than on correcting the building.

Shells are provided with vibration-isolated slabs, structural provision for interstitial service floors and heavy roof-mounted air handling, dual-feed 33 kV supply with uninterruptible power provision, and ultrapure water, nitrogen and clean dry air reticulation to the unit boundary. Cleanrooms to ISO Class 7 and 8 can be installed directly into the prepared envelope.

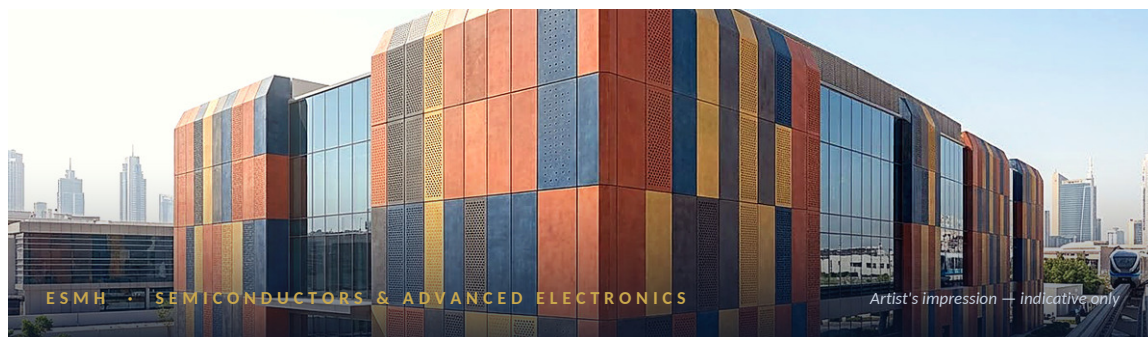
The cluster sits deliberately alongside the mobility and air mobility platforms. Power electronics, battery management systems, motor controllers and avionics boards are consumed within the hub itself, which shortens qualification cycles and gives new lines a proving customer at walking distance.



Artist's impression — indicative only

THE HUB AT A GLANCE

Total site area	335 acres (1.36 km ²)
Programme investment	USD 10 billion, 2025-2032
Built-up area at completion	25 million sq ft
Industries at completion	150, across six sectors
Phase I	30 industries by end-2027
Free-zone authority	RAKEZ, Ras Al Khaimah



Artist's impression — indicative only

Indicative Accommodation and Inclusions

INDICATIVE ACCOMMODATION

Industry platforms in cluster	20
Plot sizes	1 – 10 acres
Ready-built unit range	30,000 – 200,000 sq ft
Clear internal height	8 – 14 m with interstitial provision
Cleanroom readiness	Prepared for ISO Class 7 and Class 8 installation
Structural	Vibration-isolated slab, enhanced roof plant loading
Power supply	33 kV dual-feed, UPS and generator provision
Process utilities	Ultrapure water, nitrogen, clean dry air, exhaust
Chemical handling	Bunded store and dedicated effluent treatment route
Tenure	Free-zone lease, long-term, renewable

Indicative only — subject to master plan freeze, detailed design and statutory approval.



Artist's impression — indicative only

WHAT IS INCLUDED

- Cleanroom-ready shell with prepared services risers
- Ultrapure water plant connection and distribution spine
- Bulk gas compound with reticulation to unit boundary
- Dedicated chemical effluent treatment connection
- Airlock, gowning and materials transfer core provision
- Shared analytical laboratory and failure analysis facility



Artist's impression — indicative only

The Occupier and Investor Proposition

Plug-and-Play Infrastructure

HT power, potable and process water, gas, fibre, treated-effluent connection and heavy-vehicle road access delivered to the plot boundary before handover.

Master Developer Co-Investment

Rana Holdings takes a 40% equity position alongside every qualifying industry in the hub. Your landlord is also your shareholder, aligned to your production ramp rather than to rent alone.

Talent Pipeline

On-site technical training capacity and a residential campus give tenants access to a housed, trained and retained workforce.

Free-Zone Tax Regime

0% corporate tax on qualifying free-zone income under the UAE regime, 0% personal income tax, and no customs duty on goods entering the zone.

Concessional Capital Access

Programme-level facilities of up to USD 9 billion arranged with Emirates Development Bank, with tenant sub-participation available for qualifying industrial projects.

Anchor Demand Within the Hub

One hundred and fifty industries, a resident population and a visitor catchment provide a captive first customer base from day one.

ROUTES TO OCCUPATION AND INVESTMENT

Lease a cleanroom-ready shell

Fastest route for packaging, test and assembly operations installing their own cleanroom envelope.

Design-and-build on a serviced plot

For fabrication and process lines requiring purpose-designed structure, utilities and abatement.

Joint venture with the master developer

A 40% Rana Holdings equity position, appropriate to the capital intensity and long qualification cycle of the sector.

ENQUIRIES AND NEXT STEPS

Rana Exim FZ-LLC — Master Developer

Erisha Smart Manufacturing Hub

RAKEZ Al Ghail Industrial Zone, Ras Al Khaimah, United Arab Emirates

Rana Holdings Limited (ADGM), Abu Dhabi, United Arab Emirates

Commercial terms, plot availability and phasing on application.



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